



Civil Design Group, Inc.

Consulting Engineers & Land Use Planners
Civil Design • Site Development • Planning & Zoning

July 24, 2023

Project No. 2022-0237

Mr. Tom Ourada, City Administrator
City of Crete, Nebraska
243 East 13th Street
Crete, NE 68333

**Re: Butterfly Acres – Preliminary Plat
S.W. 142nd Street & W. Stagecoach Road**

Dear Mr. Ourada:

On behalf of Denton Storage, LLC we submit a response to the comments from the email dated July 11, 2023 on the above mentioned project.

11-306.01 Preliminary Plat

(4)(e) *Names of adjoining properties is not indicated.*

The adjacent property owners have been added to the site plan.

(4)(f) *It is assumed that the water will be private wells, and the sewer onsite septic systems. The drawings do not indicate the locations to assure that the minimum separation distances can be maintained from the wells to the wastewater systems.*

Note 16 has been added to the site plan. Stating “The private water wells and sewer onsite septic systems shall meet all state, county, local codes that regulate the minimum separation distances between wells and wastewater systems.”

(4)(g) *The street right-of-way should be dimensioned. By scale the street right-of-way appears to be 60 feet.*

A dimension has been added to the site plan showing the 60' Right-of-Way

11-307 Streets, Alleys, Sidewalks, Driveways

(1) *The roadway shown on section drawing is for a 22-foot roadway with 4 foot shoulders. Surface is to be 3" crushed rock with 1" gravel*

I believe this is just a statement by the review engineer.

(8) *Widths and Grades.* For the cul-de-sac a minimum of 60 foot of right-of-way is required, which is met, however the minimum pavement width is 100 ft. diameter. Hayden Court only has a 42 foot diameter, and SW 138th Road has a 60 foot diameter.

The Hayden Court has been revised to 100 foot diameter for the rock surfacing. S.W. 138th Road is laid out to allow for future development to the North. A temporary turn-around has been shown to allow for a way to turn around at the end of the road. Once this road is extended to the north the temporary turn-around will be removed. This is typical for Lancaster County.

(15) City will need to waive the paved street surfacing with curb and gutter. Being proposed is 22 foot rural section with 4 foot shoulders. Surfacing is 3" crushed rock with 1" gravel.

The 22 -foot rural section with 4-foot shoulder with 3" crushed rock with 1" gravel is the typical Lancaster County requirements.

(16) Not required if waived under (15)

(19) If rural section is allowed there will be no sidewalks.

That is correct we plan no sidewalks as this is a rural subdivision.

(21) Will city require lighting?

Again, this is a rural subdivision we have no plans of street lighting.

11-308 Utility and Drainage Facilities

(2) Individual wells are probably being proposed.

Correct, we do plan for the use of individual wells that will be drilled by the lot owners.

(3) Sanitary sewer will be probably by individual disposal systems.

Correct, we do plan for the use of individual sewer systems that will be separated from adjacent wells as determined by codes.

(4) *Drainage Improvements.* I have brought this up in the past but it looks like it has not changed, regarding the City taking on design. Following are those areas that need to be revised.

I believe this is just a statement by the review engineer to the City of Crete.

(b) The City Engineer should not be determining and sizing the culverts. The City is now becoming the designer and accepting the liability. The developer's Engineer should be sizing the culvers and providing the data used for the City's records. The City just needs to review that the design was based on the City Standard for rainfall event, and if the City has it in their standards which I do not see, that there is no increase in the runoff that can damage downstream properties. THERE IS NO ONSITE STORMWATER DETENTION BEING PROPOSED.

I believe this is just a statement by the review engineer to the City of Crete.

(c) Again, the City is not to design through it's engineer but to review that the developer's engineer is using the correct City Standards for rainfall events, and detention cells if required to not allow an increased runoff to downstream properties caused by the development.

I believe this is just a statement by the review engineer to the City of Crete. Lancaster County does not require detention facilities on acreage projects. Our project engineer has spoken with the City of Crete Engineer about this comment, and it was stated the design for the on-site culverts are fine.

I hope that this letter assists you in reviewing this Preliminary Plat application. Please feel free to call me at (402) 434-8494 with any questions you may have.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mike Eckert', with a stylized flourish extending to the right.

Mike Eckert, AICP

cc: Denton Storage, LLC